

March 2025



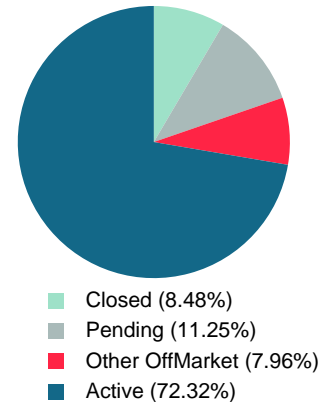
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Apr 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	March 2025	+/- %
Closed Listings	57	49	-14.04%
Pending Listings	58	65	12.07%
New Listings	88	146	65.91%
Average List Price	325,479	279,197	-14.22%
Average Sale Price	311,219	265,932	-14.55%
Average Percent of Selling Price to List Price	95.05%	95.17%	0.12%
Average Days on Market to Sale	43.98	51.37	16.79%
End of Month Inventory	325	418	28.62%
Months Supply of Inventory	5.16	6.62	28.28%



Absorption: Last 12 months, an Average of **63** Sales/Month
Active Inventory as of March 31, 2025 = **418**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2025 rose **28.62%** to 418 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **6.62** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **14.55%** in March 2025 to \$265,932 versus the previous year at \$311,219.

Average Days on Market Lengthens

The average number of **51.37** days that homes spent on the market before selling increased by 7.38 days or **16.79%** in March 2025 compared to last year's same month at **43.98** DOM.

Sales Success for March 2025 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 146 New Listings in March 2025, up **65.91%** from last year at 88. Furthermore, there were 49 Closed Listings this month versus last year at 57, a **-14.04%** decrease.

Closed versus Listed trends yielded a **33.6%** ratio, down from previous year's, March 2024, at **64.8%**, a **48.19%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
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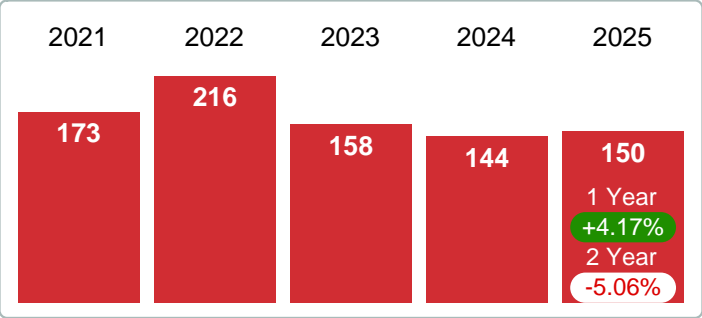
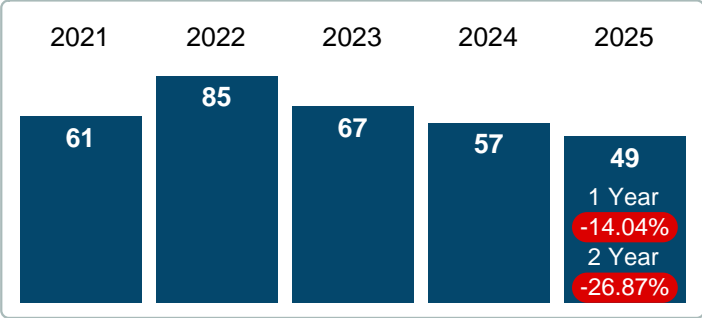


CLOSED LISTINGS

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MARCH

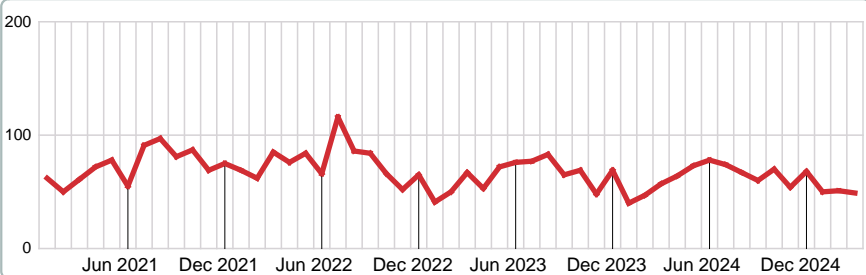
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 64



High Jul 2022 116 Low Jan 2024 40

Closed Listings this month at 49 below the 5 yr MAR average of 64

JAN 50

FEB 51

MAR 49

2.00%

-3.92%

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2			4.08%	4.0	1	1	0	0
\$75,001 - \$125,000	8			16.33%	22.5	5	1	1	1
\$125,001 - \$200,000	8			16.33%	82.6	1	6	1	0
\$200,001 - \$275,000	10			20.41%	54.2	0	10	0	0
\$275,001 - \$325,000	8			16.33%	49.4	0	5	3	0
\$325,001 - \$500,000	8			16.33%	75.9	0	5	2	1
\$500,001 and up	5			10.20%	24.8	0	3	2	0
Total Closed Units				49		7	31	9	2
Total Closed Volume				13,030,671	100%	732.00K	8.81M	3.05M	436.00K
Average Closed Price				\$265,932		\$104,571	\$284,275	\$338,906	\$218,000

March 2025



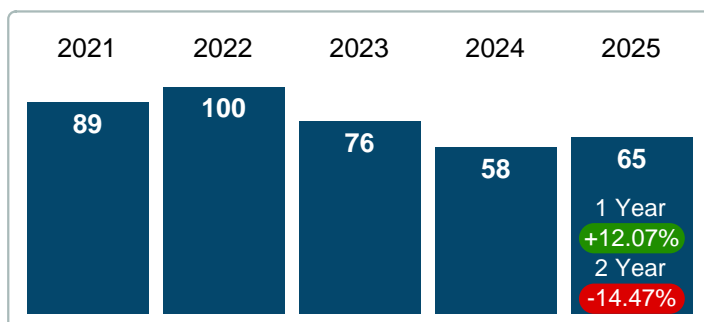
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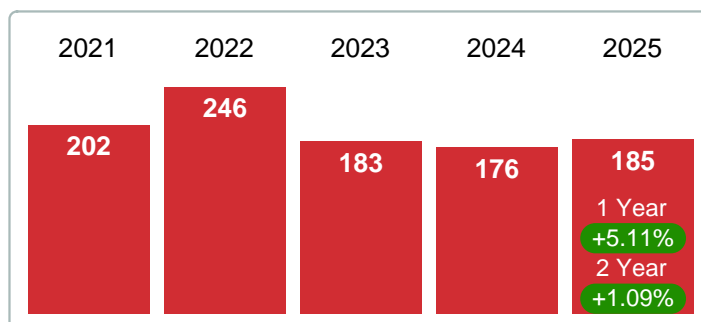
PENDING LISTINGS

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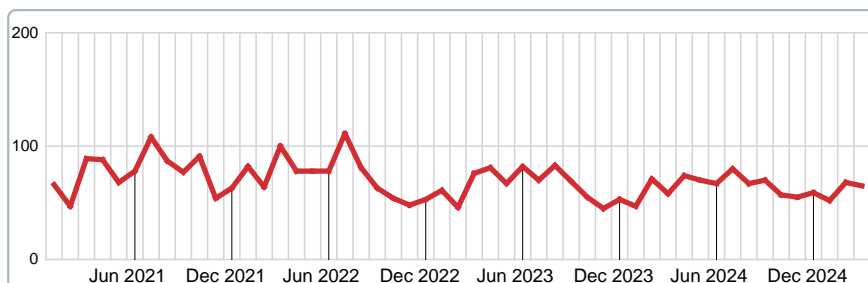
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 78

High Jul 2022 111 Low Nov 2023 45

Pending Listings this month at **65**
below the 5 yr MAR average of **78**

JAN	52	
FEB	68	30.77%
MAR	65	-4.41%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7		10.77%	71.0	4	3	0	0
\$100,001 - \$150,000	6		9.23%	40.3	3	3	0	0
\$150,001 - \$200,000	10		15.38%	84.0	3	5	1	1
\$200,001 - \$275,000	17		26.15%	54.2	2	10	5	0
\$275,001 - \$325,000	8		12.31%	39.5	0	6	2	0
\$325,001 - \$500,000	9		13.85%	80.1	0	5	4	0
\$500,001 and up	8		12.31%	67.1	1	3	3	1
Total Pending Units	65				13	35	15	2
Total Pending Volume	19,301,459			100%	2.74M	9.39M	6.44M	729.90K
Average Listing Price	\$269,550				\$211,069	\$268,213	\$429,348	\$364,950

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type

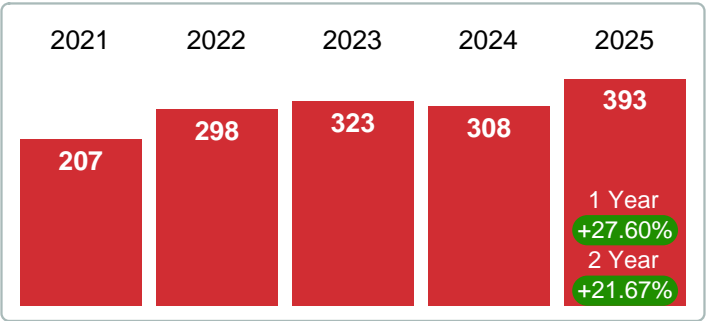
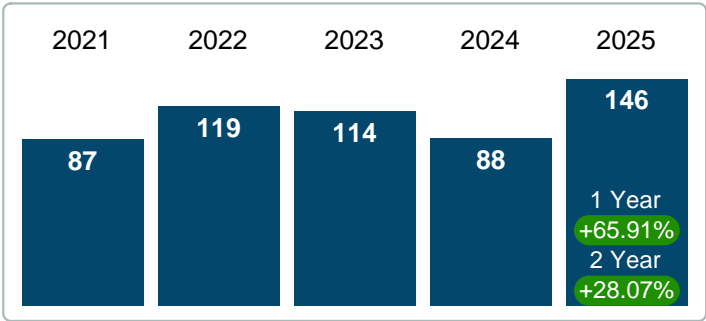


NEW LISTINGS

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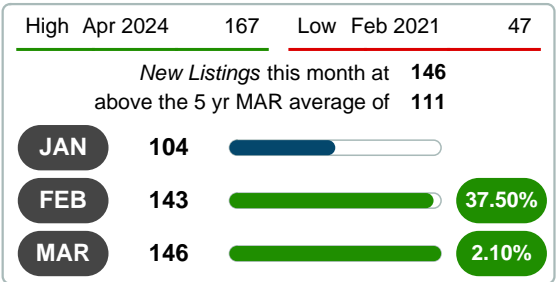
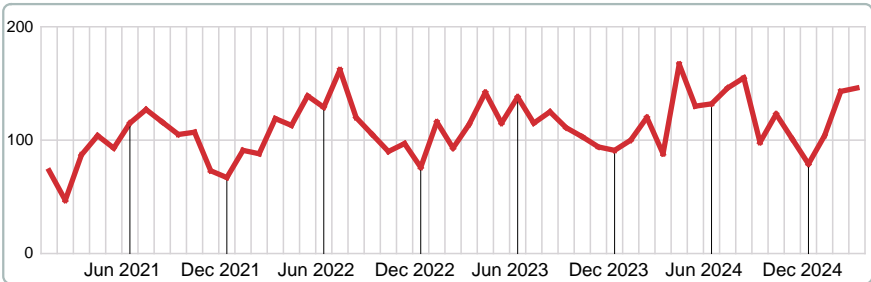
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 111



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$125,000 and less	15		10.27%
\$125,001 - \$175,000	9		6.16%
\$175,001 - \$225,000	24		16.44%
\$225,001 - \$325,000	42		28.77%
\$325,001 - \$425,000	19		13.01%
\$425,001 - \$600,000	21		14.38%
\$600,001 and up	16		10.96%
Total New Listed Units	146		
Total New Listed Volume	56,388,166		100%
Average New Listed Listing Price	\$169,633		

1-2 Beds	3 Beds	4 Beds	5+ Beds
11	4	0	0
3	5	1	0
2	18	4	0
2	26	13	1
0	10	8	1
3	9	6	3
0	10	0	6
21	82	32	11
4.06M	28.12M	10.96M	13.24M
\$193,414	\$342,980	\$342,519	\$1,203,773

March 2025



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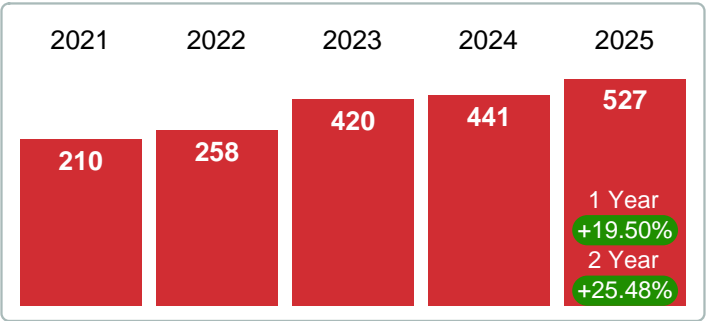
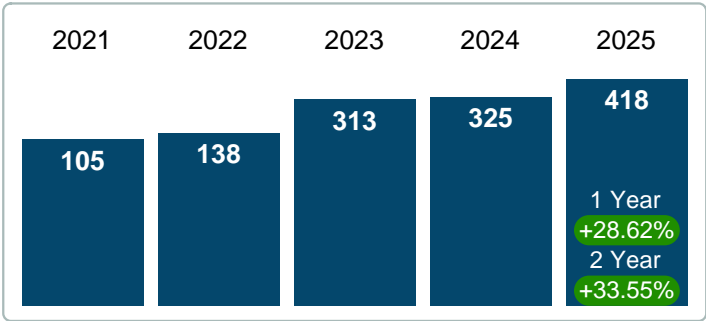


ACTIVE INVENTORY

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END OF MARCH

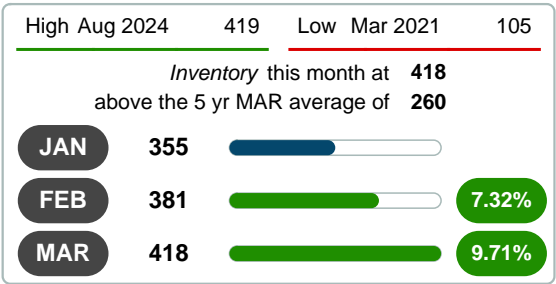
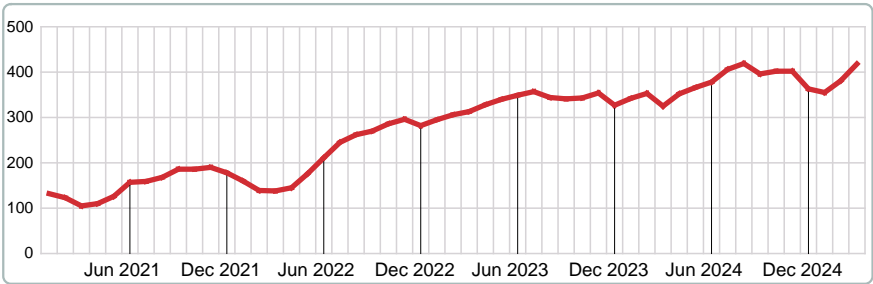
ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 260



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	33		7.89%	75.7	19	14	0	0
\$125,001 - \$175,000	33		7.89%	81.0	7	23	2	1
\$175,001 - \$250,000	77		18.42%	74.1	9	56	12	0
\$250,001 - \$375,000	117		27.99%	78.4	6	67	37	7
\$375,001 - \$500,000	64		15.31%	77.9	7	36	16	5
\$500,001 - \$750,000	53		12.68%	79.6	4	19	22	8
\$750,001 and up	41		9.81%	136.7	1	16	12	12
Total Active Inventory by Units				418	53	231	101	33
Total Active Inventory by Volume				202,158,478	13.38M	102.51M	57.05M	29.22M
Average Active Inventory Listing Price				\$483,633	\$252,477	\$443,755	\$564,841	\$885,479

March 2025



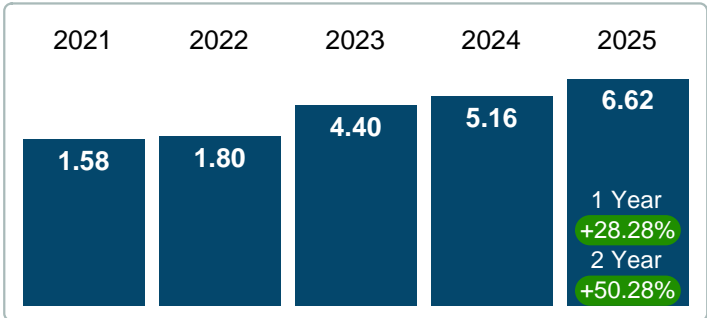
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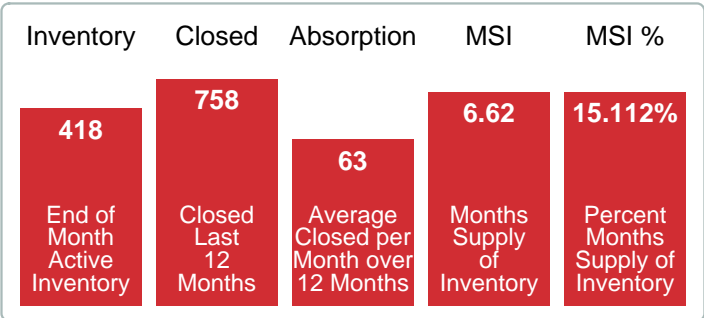
MONTHS SUPPLY of INVENTORY (MSI)

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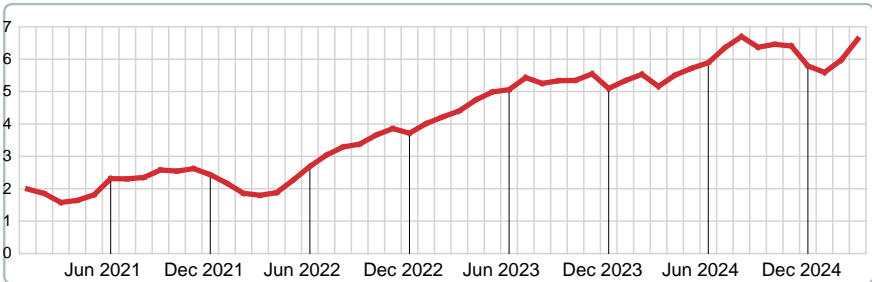
MSI FOR MARCH



INDICATORS FOR MARCH 2025

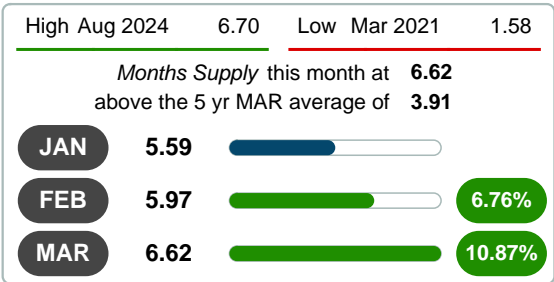


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 3.91



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	33		7.89%	3.70	4.47	3.65	0.00	0.00
\$125,001 - \$175,000	33		7.89%	3.17	3.11	3.25	2.00	12.00
\$175,001 - \$250,000	77		18.42%	4.94	6.35	4.60	6.55	0.00
\$250,001 - \$375,000	117		27.99%	6.47	6.00	5.58	8.07	14.00
\$375,001 - \$500,000	64		15.31%	12.00	21.00	13.09	9.14	10.00
\$500,001 - \$750,000	53		12.68%	16.31	48.00	13.41	15.53	24.00
\$750,001 and up	41		9.81%	25.89	12.00	24.00	24.00	36.00
Market Supply of Inventory (MSI)				6.62	5.63	5.79	8.60	15.84
Total Active Inventory by Units			100%	6.62	53	231	101	33

March 2025



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Property Type

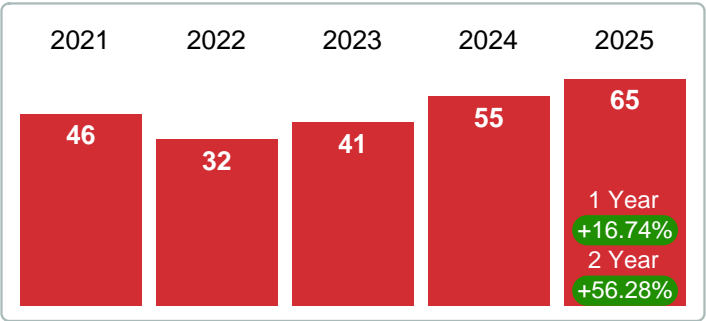
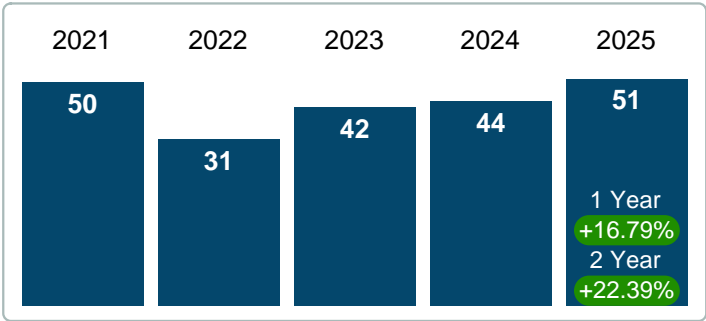


AVERAGE DAYS ON MARKET TO SALE

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MARCH

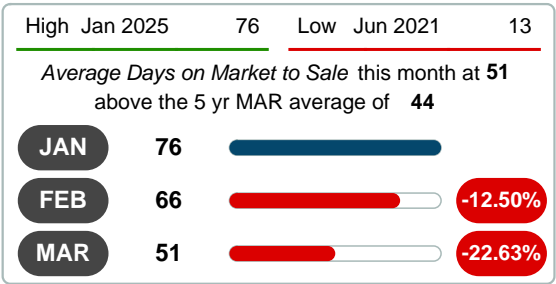
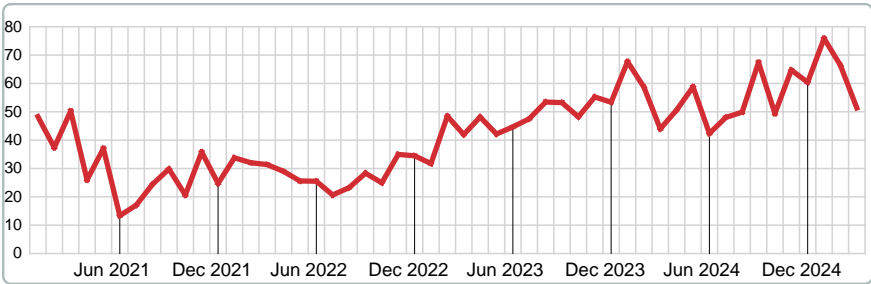
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 44



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2			4.08%	4	5	3	0	0
\$75,001 - \$125,000	8			16.33%	23	27	6	23	15
\$125,001 - \$200,000	8			16.33%	83	214	74	4	0
\$200,001 - \$275,000	10			20.41%	54	0	54	0	0
\$275,001 - \$325,000	8			16.33%	49	0	57	36	0
\$325,001 - \$500,000	8			16.33%	76	0	47	146	78
\$500,001 and up	5			10.20%	25	0	36	8	0
Average Closed DOM		51				51	52	49	47
Total Closed Units		49		100%	51	7	31	9	2
Total Closed Volume		13,030,671				732.00K	8.81M	3.05M	436.00K

March 2025



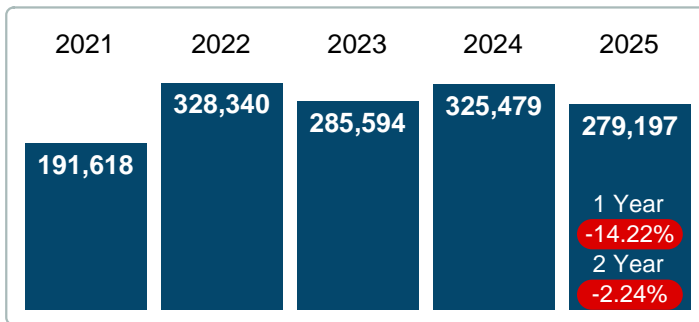
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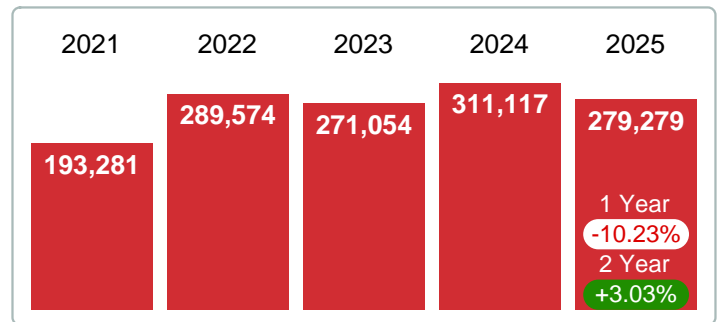
AVERAGE LIST PRICE AT CLOSING

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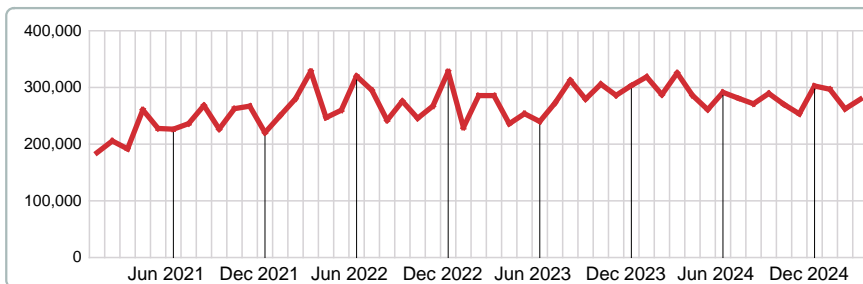
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 282,046

High Mar 2022 328,340 Low Jan 2021 184,959

Average List Price at Closing this month at **279,197**
below the 5 yr MAR average of **282,046**

JAN	296,808		
FEB	262,174		-11.67%
MAR	279,197		6.49%

AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range		%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	4.08%	66,500	75,000	58,000	0	0
\$75,001 - \$125,000	4	8.16%	103,750	108,700	140,000	145,000	139,000
\$125,001 - \$200,000	11	22.45%	154,670	200,000	166,479	155,000	0
\$200,001 - \$275,000	11	22.45%	235,836	0	238,920	0	0
\$275,001 - \$325,000	6	12.24%	307,150	0	309,400	319,633	0
\$325,001 - \$500,000	10	20.41%	378,230	0	401,180	381,750	349,900
\$500,001 and up	5	10.20%	642,380	0	662,633	612,000	0
Average List Price			279,197	116,929	294,415	360,711	244,450
Total Closed Units		100%	279,197	7	31	9	2
Total Closed Volume			13,680,675	818.50K	9.13M	3.25M	488.90K

March 2025



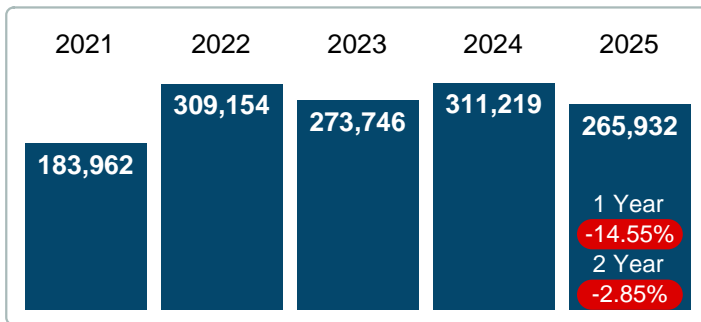
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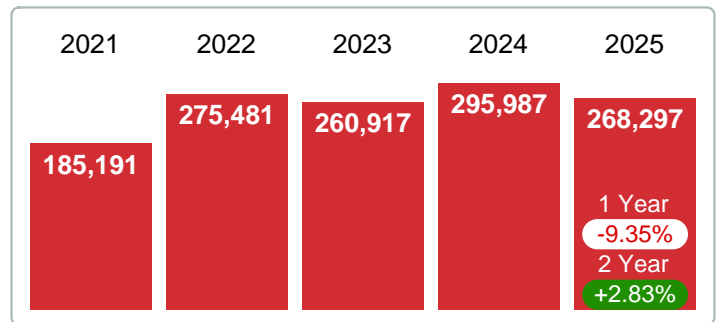
AVERAGE SOLD PRICE AT CLOSING

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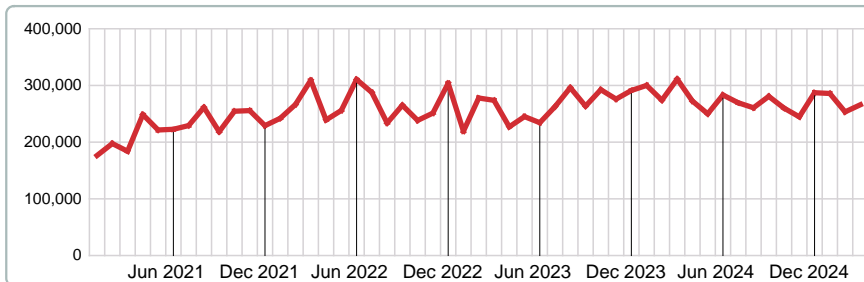
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 268,803

High Mar 2024 311,219 Low Jan 2021 176,461

Average Sold Price at Closing this month at **265,932**
below the 5 yr MAR average of **268,803**

JAN	285,841	
FEB	253,371	-11.36%
MAR	265,932	4.96%

AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range			%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2		4.08%	67,870	75,000	60,740	0	0
\$75,001 - \$125,000	8		16.33%	104,000	98,400	120,000	120,000	100,000
\$125,001 - \$200,000	8		16.33%	159,813	165,000	161,750	143,000	0
\$200,001 - \$275,000	10		20.41%	236,184	0	236,184	0	0
\$275,001 - \$325,000	8		16.33%	302,800	0	299,500	308,300	0
\$325,001 - \$500,000	8		16.33%	379,406	0	391,400	371,125	336,000
\$500,001 and up	5		10.20%	592,988	0	614,980	560,000	0
Average Sold Price				265,932	104,571	284,275	338,906	218,000
Total Closed Units			100%	265,932	7	31	9	2
Total Closed Volume				13,030,671	732.00K	8.81M	3.05M	436.00K

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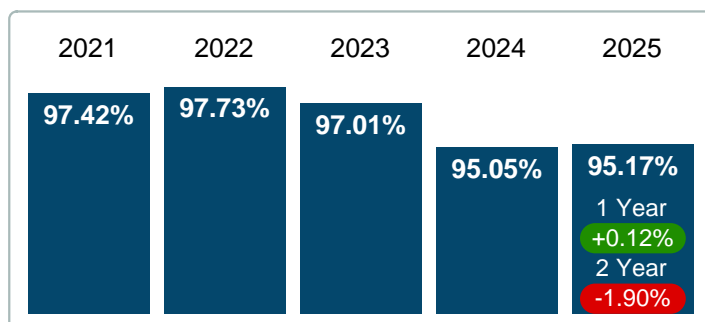
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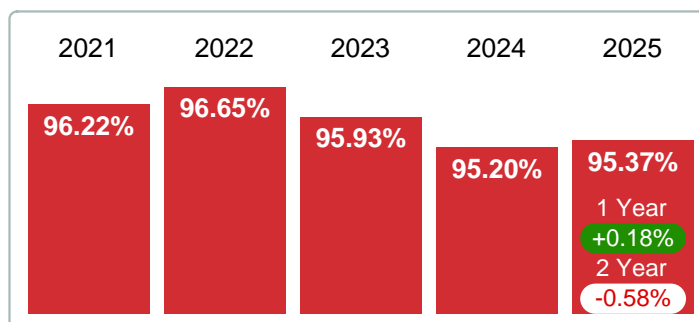
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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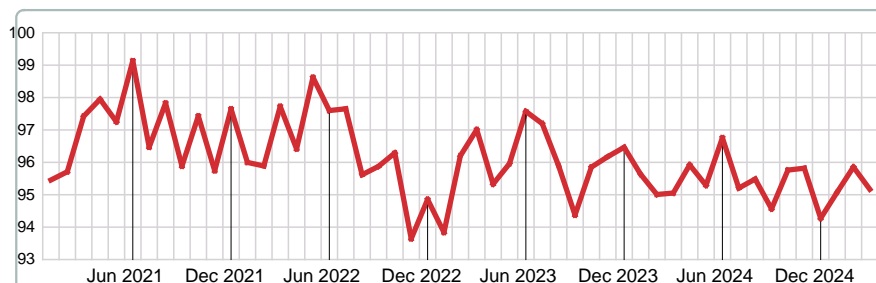
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

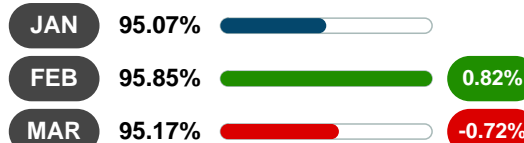


3 MONTHS

5 year MAR AVG = 96.48%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **95.17%**
below the 5 yr MAR average of **96.48%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	4.08%	102.36%	100.00%	104.72%	0.00%	0.00%
\$75,001 - \$125,000	8	16.33%	86.58%	90.45%	85.71%	82.76%	71.94%
\$125,001 - \$200,000	8	16.33%	94.94%	82.50%	97.46%	92.26%	0.00%
\$200,001 - \$275,000	10	20.41%	98.94%	0.00%	98.94%	0.00%	0.00%
\$275,001 - \$325,000	8	16.33%	96.75%	0.00%	96.87%	96.56%	0.00%
\$325,001 - \$500,000	8	16.33%	97.56%	0.00%	97.99%	97.25%	96.03%
\$500,001 and up	5	10.20%	92.48%	0.00%	93.13%	91.51%	0.00%
Average Sold/List Ratio		95.20%		90.68%	97.36%	93.58%	83.98%
Total Closed Units		49	100%	7	31	9	2
Total Closed Volume		13,030,671		732.00K	8.81M	3.05M	436.00K

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



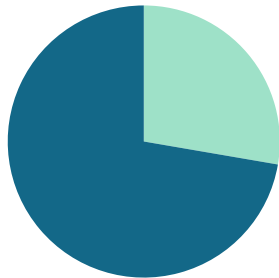
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MARKET SUMMARY

Report produced on Apr 11, 2025 for MLS Technology Inc.

INVENTORY



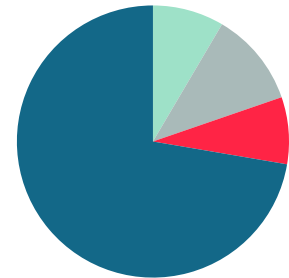
Inventory

New Listings
146 = 27.70%
Start Inventory
381
Total Inventory
Units
527
Volume
\$239,455,156

Market Activity

Closed Sales
49 = 8.48%
Pending Sales
65 = 11.25%
Other Off Market
46 = 7.96%
Active Inventory
418 = 72.32%

MARKET ACTIVITY



Compared Metrics	2024	March 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	57	49	-14.04%	144	150	4.17%
Pending Sales	58	65	12.07%	176	185	5.11%
New Listings	88	146	65.91%	308	393	27.60%
Average List Price	325,479	279,197	-14.22%	311,117	279,279	-10.23%
Average Sale Price	311,219	265,932	-14.55%	295,987	268,297	-9.35%
Average Percent of Selling Price to List Price	95.05%	95.17%	0.12%	95.20%	95.37%	0.18%
Average Days on Market to Sale	43.98	51.37	16.79%	55.38	64.65	16.74%
Monthly Inventory	325	418	28.62%	325	418	28.62%
Months Supply of Inventory	5.16	6.62	28.28%	5.16	6.62	28.28%

Absorption: Last 12 months, an Average of **63** Sales/Month

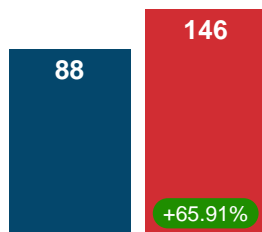
Inventory on March 31, 2025 = **418**

2024 **2025**

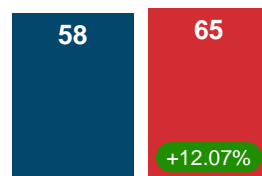
MARCH MARKET

AVERAGE PRICES

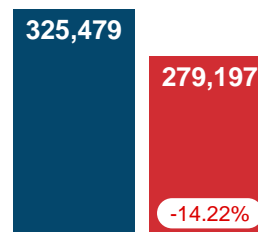
New Listings



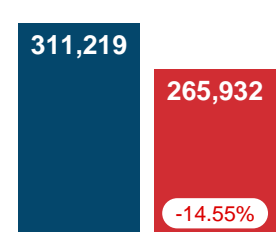
Pending Listings



List Price



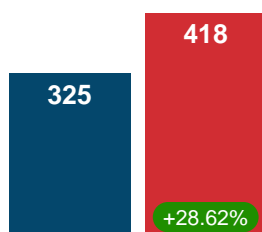
Sale Price



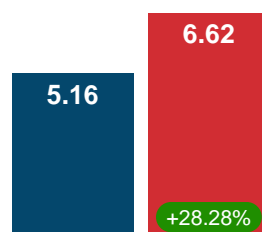
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

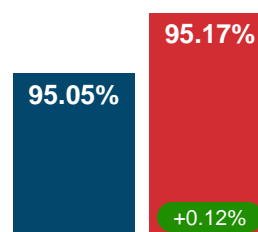
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

